

Master Plan Housing Committee

July 26, 2016 Minutes

Attendees: Marilyn Bailey, Terri Lucas, Ruth-Ellen Post (PB), Jennifer Simmons (BOS), Jonathan Sycamore

Member of the public: Charles McMahon

Initial Meeting

Master Plan Housing Subcommittee began at 7 pm at the Nesmith Library. Ruth-Ellen Post began by doing an initial review of the July 11th meeting, which included making changes to the minutes of that meeting, including:

- changing the date of the first meeting from 7/11 to 7/16
- noting the current date of 7/26
- adding a second paragraph, stating that Jonathan Sycamore had agreed to take the meeting minutes during the July 16th meeting.

The next order of business was to request who would record minutes for the meeting. Terri Lucas agreed to take minutes for the July 26th meeting.

Ruth Ellen asked Jonathan to share information that he had obtained regarding average home price percentages, in order to get a better understanding of the percentage of Windham's existing "work force" priced homes.

It was determined that the data from Rex Norman needs to be clarified further. Jonathan will work on getting a definition of Rex's data to determine the number of units versus structures.

New business was discussed with a member of the public, Charles McMahon. Ruth Ellen explained our mission, and thanked Charles for his time.

Charles has concerns about elderly housing options. He discussed information regarding an income qualified elderly housing project, which was initially proposed in 1993, and is closer to becoming a reality.

Project Overview

Apartment Housing: for 62+, with an income qualifier.
(Per Federal Funding rules, it cannot be restricting to Windham residents)

Proposed Location: The Fellowe's Property , a 12 acre lot of land, that is owned by the Town of Windham.

Issues: There is substantial wetlands on the parcel, and currently no access road to get to it. The most prudent access would be a 50' right-of-way through a section of land owned by the Devaneys', off of Route 111. The cost of doing this has to be worked out.

Additional Information:

If access is acquired, Neighbor Works would build the 28-34 unit building.
(One bedroom apartments to be approximately 700SF, and two bedroom apartments to be 900SF; shared laundry facility).

Miscellaneous:

Carl Dubuay has donated significant time and skill to provide plans.
Gove has done the wetland mapping.

Proposed use of geothermal and solar.

New Hampshire Housing Finance Authority and Northern New England Finance would assist with funding the project; with proposed tax credit financing.

Timing: Two years to build after approval, which is going to take another year.

Cost: \$2.5million

Ruth Ellen thanked Charles McMahon again for his time.

Meeting adjourned at 8 pm.

Next meeting August 16 at 6:30 in the "All Purpose Room" at Windham Library